

ARTICLE 12: R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT & R-2MH MEDIUM DENSITY RESIDENTIAL - MOBILE HOME DISTRICT

12.1 Intent:

The R-2 District is intended to make the development of land with natural and locational advantages economically feasible by providing for higher densities of residential use. It is intended to increase the variety of housing types, while continuing to encourage the provision of the basic amenities of an attractive and safe residential environment. The R-2 District also recognizes historic areas of mobile home development and allows these dwelling types in areas designated R-2MH. The R-2 District encourages cluster and planned unit development and the increased density of all such developments, and recommends their location on relatively level land, at the edge of residential neighborhoods, and with good access to major highways, central shopping areas, schools and other public facilities which are most essential.

12.2 Principal Permitted Buildings/Structures and Uses:

The following buildings/structures and uses are permitted in the R-2 District:

- A. Those principal permitted buildings/structures and uses of the R-1 District.
- B. Multiple-family dwellings.
- C. Townhouses.
- D. Mobile homes, as defined in Article 4, in the R-2MH District only, provided that they meet the lot area, width and setback requirements for single-family dwellings in the R-2 District.
- E. Fire and rescue services, provided that the property to be utilized is located adjacent to an existing or planned arterial road.

12.3 Accessory Permitted Buildings/Structures and Uses:

The following accessory buildings/structures and uses are permitted in the R-2 District:

- A. Those uses customarily accessory and incidental to the principal permitted uses and authorized special exceptions of the R-2 District.
- B. Parking, in accordance with Article 23, except where otherwise expressly stated in this Article.
- C. Fences, in accordance with Section 5.10.

- D. Private swimming pools, provided that an enclosure/barrier is installed as required by the Frederick County Building Code, and maintained to that level.
- E. Home occupations and resident professional offices, in accordance with Section 5.11.
- F. Signs, in accordance with Article 22.

12.4 Special Exceptions:

The following buildings/structures and uses are permitted in the R-2 District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Child care centers, provided they meet the Child Care Administration's Licensing requirements for commercial child care facilities.
- B. Boardinghouses, rooming houses and bed and breakfast establishments primarily for transients, provided that one (1) off-street parking space per unit is available. Lot areas, widths and setbacks must conform to those required for a multi-family dwelling unit.
- C. Nursing homes and domiciliary care/assisted living facilities, provided that one (1) off-street parking space is provided for each employee and for each three (3) patients to be cared for therein. Lot areas, widths and setbacks must conform to those required for a multi-family dwelling unit.
- D. Funeral homes, provided that ten (10) off-street parking spaces are provided in addition to those spaces needed for employees and for service vehicles used in the operation of the business.

12.5 Height Restrictions:

No structure in the R-2 or R-2MH District may exceed forty feet (40') in height, except as provided by Section 21.3(C).

12.6 Lot Area, Width, and Setback Requirements of the R-2 District

PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD* SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD** SETBACK (FT.)	OTHER SETBACK REQUIREMENTS
Single-family dwelling units	5,000	5,000	50	25	30	6	
Two-family dwelling units	5,550	2,750	50	25	25	6	
Duplex units	2,750		27	25	30	6	
Townhouses	1,800	3,500***	18	25	30	10****	
Multi-family dwelling units	12,000	4,000*****	50	25	25	10	
All others				40	50	20	

*As measured from the lot line (does not include a portion of the right-of-way).

**Corner lots shall provide two front yards and one side yard.

***The difference between minimum lot area and minimum lot area per dwelling unit square footage may be devoted to open spaces.

****Side yard setbacks pertain to end units only. When clustering a group of townhouses, one end unit shall be no closer than twenty feet (20') to the next group.

*****Does not include street right-of-way or parking areas.